

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
NOVEMBER 16, 2009 3:00 P.M.
ROOM S-330 CITY HALL
ST. PAUL, MINNESOTA

RESULTS AGENDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF NOVEMBER 2, 2009

Approved

III. NEW BUSINESS

- | | | | |
|----|--------------------------------|--|---------------------|
| A. | Applicant | - Gennady Lyubeznik | (#09-305016) |
| | Location | - 1038 Bayard Avenue | |
| | Zoning | - R4 | |
| | Purpose: <u>MINOR VARIANCE</u> | - Two variances of the parking requirements in order to establish an adult foster care facility at this location. The applicant proposes to remodel the existing garage to livable space and park in the driveway. 1) A variance of Section 63.312 of the St. Paul Zoning Code to allow off street parking within a required front yard. 2) Adult foster care requires two (2) off street parking spaces, one (1) is proposed for a variance of one (1) off-street parking space. | |
| | | <i>Denied</i> 6-0 | |
| | | | |
| B. | Applicant | - Kathryn & Lawrence M. Nelson | (#09-305133) |
| | Location | - 665 Snelling Avenue North | |
| | Zoning | - B2 | |
| | Purpose: <u>MAJOR VARIANCE</u> | - Several variances of the off street parking regulations in order to establish a parking lot for this commercial building. 1) The applicant is requesting a variance of Section 63.313 which requires a visual screen to be provided for a parking lot which adjoins an alley. 2) Variances for setbacks as proposed: from the south property line - 7 feet required, 5 feet proposed for a side yard variance of 2 feet; from the west (alley) property line - 4 feet required, 1.5 feet proposed for a rear yard variance of 2.5 feet; from the north property line - 4 feet required, 1 foot proposed for a side yard variance of 3 feet. 3) A variance of Section 63.310 in order to provide alley access for a parking lot which abuts residential property. | |
| | | <i>Denied</i> 6-0 | |

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- C. Applicant - **Tom Jones – Lawrence Sign (#09-305725)**
Location - 1891 Suburban Avenue
Zoning - B3
Purpose: MAJOR VARIANCE - A variance of the sign code in order to construct a freestanding pylon sign with an electronic message display located within the 660 foot distance required from another electronic message sign. The applicant is requesting to place an electronic message sign 432 feet from an existing sign at 1825 Suburban to the west and 612 feet from an existing sign at 1925 Suburban to the east for a variance of 238 feet and 48 feet respectively.
Approved w/cond. 6-0
- D. Applicant - **Patrick D. Dunagan (#09-305743)**
Location - 1228 Palace Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the side yard setback in order to construct a deck on the front and west side of the house. A 4 foot sideyard setback is required, a 3 inch setback is proposed for a variance of 3.75 feet.
Approved 6-0
- E. Applicant - **Steve Kane – Tandem Printing Inc. (#09-306546)**
Location - 59 10th Street West
Zoning - B5
Purpose: MAJOR VARIANCE - The applicant is requesting a variance of the sign ordinance in order to install two (2) temporary banners announcing HeathEast's health care system. These banners will be located on the parking ramp at St. Joseph's Hospital - one on 11th Street facing 35-E and one on 10th Street. They will be in place from approximately January 1, 2010 through March 31, 2010. 1) A maximum of 120 square feet per sign is allowed and the applicant is requesting a total of 520 square feet (260 square feet per sign).
Approved 6-0

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- F. Applicant - **Christopher Cooper** (#09-308250)
Location - 2053 Cottage Avenue East
Zoning - R3
Purpose: MINOR VARIANCE - A variance of the square footage allowed in order to construct a new detached garage. A maximum of 1,000 square feet is allowed, 1,225 square feet is proposed for a variance of 225 square feet.
Approved w/cond. 6-0
- G. Applicant - **Peter McKenna** (#09-308275)
Location - 2386 Carter Avenue
Zoning - R3
Purpose: MINOR VARIANCE - Several variances in order to construct an addition to this single family dwelling in the front yard. 1) There is an existing front yard setback of 25.5 feet, 21.5 feet is proposed for a variance of 4 feet. 2) The west property line has an existing 3.5 foot sideyard setback, 3 feet is proposed for a 6 inch variance. 3) The east property line has an existing 4.5 foot setback, 3 feet-11 inches is proposed for a variance of 6 inches.
Approved 6-0
- H. Applicant - **Reflections Printing** (#09-312485)
Location - 6 Sixth Street West
Zoning - B4
Purpose: MAJOR VARIANCE - A variance of section 64.412(b) Projecting Signs. A maximum sign projection over a public right of way is 48 inches. A projection of 80.5 inches is requested for a variance of 32.5 inches.
Approved w/conds. 6-0

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.